

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: James E. DiDio

Debtor(s)

CHAPTER 7

M&T BANK A/K/A MANUFACTURERS AND
TRADERS TRUST COMPANY S/B/M TO HUDSON
CITY SAVINGS BANK

NO. 18-12499 ELF

Movant

vs.

11 U.S.C. Section 362

James E. DiDio

Debtor(s)

Gary F. Seitz Esq.

Trustee

ORDER

AND NOW, this 25th day of April, 2018 at Philadelphia, upon withdrawal of creditor Marla Green's response, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay is **granted** and the automatic stay under 11 U.S.C. Sections 362 is **modified** with respect to the subject premises located at 1320 Monk Road, Gladwyne, PA 19035 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**